

had in its charge, property valued at \$7,456,274.51.

The Hawaiian Trust is and always has been one of the most aggressive institutions of its kind in the city. It drives after new business in all of its numerous lines, and is so perfectly equipped for handling matters entrusted to it that the utmost satisfaction has invariably been given to clients.

An auspicious start was made by the Hawaiian Trust, such well-known financiers as P. C. Jones, the late C. M. Cooke and former Governor George R. Carter having been moving spirits in its affairs in its earlier years. Mr. Carter was at its head when made governor, and returned to it upon his retirement from public office. He is still one of its directors and is largely interested in the corporation in a financial way.

JAMES F. MORGAN.

James F. Morgan, the pioneer real estate man of Honolulu, lately inaugurated an active campaign in the real estate field, and through the assistance of Mr. Elmer Schwartzberg, has built up a thriving business in this line. Mr. Morgan tackles all kinds of real estate propositions from the largest to the smallest, and has at this time on his list properties in every part of the city from Pearl Harbor to Kahala Beach.

Among the number of bargains offering are houses and lots in such sections as Kalia, Palama and the entire district towards Waikiki. For instance, he has one house and lot for \$500, others at \$1,000, \$1,500, \$2,000, \$2,450, \$2,500 and upwards. These properties will be sold on favorable terms.

Mr. Morgan is a member of the Honolulu Stock & Bond Exchange, and has one of the most important businesses in town, for he deals in all island securities and Californian as well. This department is in charge of Mr. John L. Fleming.

HONOLULU REALTY BOARD.

This is a new organization in Honolulu—in fact is scarcely yet completely formed, inasmuch as considerable detail is yet to be handled before the Board may be regarded as a working body. A meeting was held in the rooms of the Commercial Club on Tuesday evening of this week at which the following directors of the Board were chosen: Irwin H. Beadle, of the Trent Trust Company; J. E. O'Connor, of the Hawaiian Trust; R. R. Reidford, of the Bishop Trust; E. L. Schwartzberg, representing James F. Morgan; F. E. Steere, Waterhouse Trust. The directors will choose the officers to serve for the ensuing year.

The object of the Realty Board is to systematize the real estate business, and, moreover, to facilitate the

IMPORTANT PLANS OF KAIMUKI LAND CO.

Kaimuki will very shortly become the center of more home-building activity than Honolulu has seen for some time. There is such an increasing demand for cottages and bungalows to accommodate not only the incoming population but the many citizens who want to secure homes in the suburbs, that the Kaimuki Land Company, Ltd., is coming to the rescue with a spirit of enterprise that looks good—especially to the man who wants to buy or rent a home on terms that will not break him at the start.

The company has erected many beautiful houses during the year, all of which have been disposed of as fast as completed; and so persistent has become the demand for more that it is making arrangements to build fifty five to seven room bungalows this coming year.

There will be erected on choice lots in the Kaimuki, Palolo Hill and Ocean View tracts and fully equipped with all modern conveniences. No two will be alike, thereby giving such a diversity of color scheme and architecture as to satisfy almost any taste. A number of these bungalows will be moderately furnished so as to enable the family to walk in and be at home at once, while the other cottages will be left unfurnished ready for rent or sale as the case may be.

The most laudable point about this home-building is that the Kaimuki Land Company intends to sell the lots and buildings on such reasonable terms as to enable anyone of moderate means to secure a home. The rents will also be within easy reach—certainly a long felt want in this city.

In view of the complaint expressed by many that cottage rents and purchase prices are too high in Honolulu, it is high time to show the people of the mainland that they can secure homes here upon as reasonable terms as anywhere. In doing this the Kaimuki Land Co., is making a move in the right direction and one that will enable many home-seekers to figure a way to locate here permanently.

buying and selling of properties by an advantageous cooperation of agencies.

Charles A. Station was the originator of the move to organize a board here, and he is being urged to take the office of president for the first year.

Kaimuki has good things in store for this city. In only one year it has become the foremost suburban residential district, and under the impetus of the coming building improvement will develop rapidly and gain wide popularity.

The Kaimuki Land Co., has made it a point to allow no undesirable Orientals to build and live on their property in the suburbs. This is incalculably in favor of Kaimuki as a select residential district, and the restriction has added to the popular reputation of the company's policy.

A full head of water has been turned into the pipes leading through Ocean View and the entire district is now supplied from the pure artesian storage in the Reservoir. The improvement of Manumae Avenue, leading up Palolo Hill, will be under full way in a few days, and contracts will be given for opening up Wilhelmina Rise. The development of Palolo Hill into beautiful macadamized roadways and streets and residential building sites during the coming year will be one of the most auspicious real estate enterprises of recent times; and will mean much to Honolulu.

Although the Kaimuki Land Company has made such a wonderful change in the landscape of its beautiful out-lying properties, it is little as compared to what will be done. The surpassing beauty of the localities, the elevation of the land above the sea, the delightful and healthful quality of the climate, the far famed Koko Head breeze and all the natural advantages to be desired by the home-seeker warrants the expenditure of large sums to make Kaimuki, Ocean View and Palolo a magnificent home land. And this is what the Kaimuki Land Company is proceeding to do. Several thousand ornamental iron-wood trees have been secured and will be planted along the streets in Ocean View and Palolo Hill. Work is being pressed in the development at Palolo Hill and many miles of splendid streets will soon be in a fair way towards completion. Sites for schools and churches are being selected and hundreds of lots upon which pretty homes will be erected are being laid off and will be opened to the public in a short time.

KIRKPATRICK'S OFFER.

L. Kirkpatrick has probably not been in Hawaii long enough to be

termed a kamaaina, but he has "made history," or, rather, made homesteads, during his term of residence. He has recently completed the exploitation of a very desirable tract of land on the Waialae road, at the edge of Kaimuki, and is at this time offering the last three lots on the market—the first two to be sold and the third to be presented to the purchaser as a Christmas present.

Mr. Kirkpatrick was first associated with other real estate firms of Honolulu, and only recently decided to go it alone. Since opening offices on King street, next to the Evening Bulletin, he has enjoyed a liberal share of patronage, and is today ranked as one of the most progressive of the younger real estate men of the city.

THE NATIONAL WITS

The art of rolling up wealth begins with the shirt sleeves.—Wall Street Journal.

Colonel Bryan seems to run every year except the Democratic one.—Ohio State Journal.

For the Democratic governor-elect the favorite decoration is a presidential lightning-rod.—Chicago News.

Canada's first warship is called The Rainbow. There's a pot of gold tied up in it.—Chicago Evening Post.

Efforts of express companies to clear the way for a parcels post should be recognized.—Wall Street Journal.

Why is the butcher always the last person to hear that meat is getting cheaper?—Pittsburg Gazette-Times.

Out of the Colonel's cooling with the "New Nationalism" there has come a new Democracy.—New York Times.

People who live in glass trusts should not throw stones at the United States government.—Indianapolis Star.

Panama will not be annexed by the administration. It probably would go Democratic anyway.—Chattanooga Times.

In accordance with the principle he learned at school, President Taft made a short stop at Colon.—Pittsburg Gazette-Times.

Even if Senator Lodge is defeated, the hirsute average of the Senate will be maintained. Kern is coming.—Washington Times.

Robin Cooper, who shot dead Senator Carmack of Tennessee, has been found not guilty. Carmack must have committed suicide.—Minneapolis Journal.

One pleasant thing about it is that we are able to tell who the secretary of the interior is without stopping to

look it up in the World Almanac.—Columbus Ohio State Journal.

A 12-to-1 monetary ratio has been adopted in Guatemala. Bryan should be encouraged in finding a country willing to go three-quarters of the way with him.—Cleveland Leader.

Commenting on the statement that "Bryan doesn't care whether school keeps or not" a London paper expresses surprise that even a political defeat should render such an intelligent man indifferent to the progress of education in his country.—Pittsburg Gazette-Times.

One reason for the declining marriage rate is furnished in hole-proof socks.—Rolla Herald.

Senator Beveridge evidently failed to poll the literary vote in Indiana.—Baltimore Sun.

An uprising is feared in the Sudan. It appears to have gone Democratic.—Philadelphia Inquirer.

Unused horse-car tracks in New York to be taken up. Why not the used ones also?—Wall Street Journal.

The Colonel has been dubbed "Ex-It" Roosevelt, but don't forget to spell it with a big "I."—Griffin (Georgia) Herald.

"French tariff halts balloon." Even our own dear Payne schedules are not high enough for that.—Chicago Evening Post.

However, it is entirely probable the high cost of living isn't one of these things that can't come back.—Washington Times.

J. Odgen Armour tells the people not to expect prices to fall suddenly. The people know better than that.—St. Joseph Gazette.

No doubt the Mexican magazines will now run luridly sensational articles on "Barbarous United States."—Rochester Post Express.

Some one asks why the football season is so short. Because, we suppose, they run out of material by Thanksgiving.—Philadelphia Inquirer.

In keeping with other nations, Germany's naval budget exceeds all records. Peace hath her victories no less expensive than war.—Wall Street Journal.

Paris is shortly to have a new journal named Excelsior. Its editorial columns we presume, will furnish breakfast food for thought.—Des Moines Register and Leader.

At the same time the cost of living does not come down quite as if both wings were shattered and the rudder tangled in the propeller blades. There

is, indeed, no unseemly haste.—Cleveland Plain Dealer.

A Bismarck, N. D., man fell from the top of a seven-story building and broke two ribs. Something desperate probably had to be done to call public attention to the city's new skyscraper.—St. Paul Pioneer Press.

A St. Louis teacher of elocution routed a burglar by using imperious tones of command. It's good to know that "Curfew Shall Not Ring Tonight" can be put to some practical use.—St. Louis Woman's National Daily.

AN INHERITED VICE.

Richard Harding Davis, at a football game in Philadelphia, praised the voices of the young undergraduates shouting their weird college yells.

"It makes me think of a Locust street bride," said Mr. Davis, smiling. "She turned to her husband one night at dinner and remarked:

"My dear, the first time I saw you was at Franklin Field. Your head was thrown back, your mouth was wide open and your face was very red—you were yelling your college yell."

"Yes, I remember," said the young man.

"And I noticed," she continued, what a remarkable voice you had."

"Yes, you spoke of it at the time," said he. "But what makes you think of it now?"

"Oh, nothing," said the bride. "Only I wish the baby hadn't inherited it. That's all."

THE CLAQUE.

David Belasco, in an interview in New York, said that without attention to the minutest details theatrical success could rarely be attained.

"And yet," he added, smiling, "even this grand virtue of attention to details may be carried to excess. Thus a certain playwright said at rehearsal to his leading man:

"Now, remember, John, after you speak this line 'Helen, I will save you, though I perish,' pause and wait for the applause."

"But the leading man sneered and answered cynically:

"How do you know there'll be any applause?"

"That is my business, not yours, John," the playwright answered with calm confidence."

As populist, republican, And other things did I appear; I wonder what I'll be next year.—Washington Star.

Just now I am a democrat.

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